

117.0

0002

0002.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

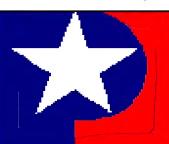
Total Card / Total Parcel
598,700 / 598,700

USE VALUE:

598,700 / 598,700

ASSESSED:

598,700 / 598,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		DOTHAN ST, ARLINGTON

OWNERSHIP

Owner 1:	MAHADEO MOHABIR & KUKSUN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 96 DOTHAN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6000.000		174,600		4,100		420,000		598,700							
Total Card							0.138		174,600		4,100		420,000		598,700		Entered Lot Size					
Total Parcel							0.138		174,600		4,100		420,000		598,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		389.78		/Parcel: 389.7				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	174,600	4100	6,000.	420,000	598,700	598,700	Year End Roll	12/18/2019
2019	101	FV	157,300	4300	6,000.	414,000	575,600	575,600	Year End Roll	1/3/2019
2018	101	FV	157,300	4300	6,000.	318,000	479,600	479,600	Year End Roll	12/20/2017
2017	101	FV	157,300	4300	6,000.	300,000	461,600	461,600	Year End Roll	1/3/2017
2016	101	FV	157,300	4300	6,000.	276,000	437,600	437,600	Year End	1/4/2016
2015	101	FV	156,500	4400	6,000.	258,000	418,900	418,900	Year End Roll	12/11/2014
2014	101	FV	156,500	4400	6,000.	237,600	398,500	398,500	Year End Roll	12/16/2013
2013	101	FV	156,500	4400	6,000.	237,600	398,500	398,500		12/13/2012

Parcel ID 117.0-0002-0002.B

!9083!

PRINT

Date Time

12/10/20 23:36:02

LAST REV

Date Time

09/27/18 14:59:50

apro

9083

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15020-204		5/1/1983		83,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2007	833	Re-Roof	4,575					

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	163	PATRIOT
3/25/2000	Inspected	276	PATRIOT
2/9/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:								
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 4 - Vinyl				OthrFix:	Rating:												
Sec Wall:	%																
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1958	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other									
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
INTERIOR INFORMATION				CONDOS INFORMATION				Totals	RMs: 5	BRs: 3	Baths: 1	HB 1					
Avg Ht/FL: STD				Location:													
Prim Int Wall: 1 - Drywall				Total Units:													
Sec Int Wall:	%			Floor:													
Partition: T - Typical				% Own:													
Prim Floors: 4 - Carpet				Name:													
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar: 1																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 117.0-0002-0002.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
14	Open Porch	D	Y	1	14X20	F	AV	1985	20.15	T	27.2	101			4,100		4,100
More: N	Total Yard Items:	4,100		Total Special Features:			Total:	4,100									
SKETCH																	
REMODELING				RES BREAKDOWN													
Exterior:		No Unit	RMS	BRS	FL												
Interior:		1		5	3												
Additions:																	
Kitchen:																	
Baths:																	
Plumbing:																	
Electric:																	
Heating:																	
General:																	
CALC SUMMARY				COMPARABLE SALES													
Basic \$ / SQ:	95.00	Rate	Parcel ID	Typ	Date	Sale Price											
Size Adj.: 1.35000002																	
Const Adj.: 0.99000001																	
Adj \$ / SQ: 126.968																	
Other Features: 78500																	
Grade Factor: 1.00																	
NBHD Inf: 1.00000000																	
NBHD Mod:																	
LUC Factor: 1.00																	
Adj Total: 253062																	
Depreciation: 78449																	
Deprecated Total: 174613																	
WtAv\$/SQ:		AvRate:		Ind.Val:													
Juris. Factor:				Before Depr:	126.97												
Special Features: 0				Val/Su Net:	84.59												
Final Total: 174600				Val/Su SzAd:	181.88												
IMAGE				AssessPro Patriot Properties, Inc													